

## **SUBDIVISION APPLICATIONS:**

**SV-6-2008**

**3131 West 3180 South**

### **BACKGROUND**

Mr. Lloyd Layton, is requesting consideration to vacate an unimproved alley at approximately 3131 West 3180 South. The purpose for the vacation is to provide additional land for a future detached accessory structure on Mr. Layton's property.

The alley to be vacated is located between lots 529 and 530 of the Hillsdale #5 Subdivision. This plat was recorded with the Salt Lake County Recorder's Office in March 1955. As part of this plat, a 6-foot alley was situated between the above mentioned lots. Staff believes that the alley was provided as a means to access the County Park immediately to the south.

From staff's observance, the alley has never been improved. However, an access gate was installed in the existing chain link fence. This gate would likely have been installed when the subdivision was platted. An existing tree is located in what would be the middle of the alley.

Vacating the alley would not adversely affect adjacent residents as the alley was never installed or used for access to the County Park. Each adjacent property owner will end up with 3 feet. Mr. Layton has expressed interest in acquiring the eastern 3-feet if the ordinance is approved by the City Council. Mr. Layton would be responsible to coordinate this issue with the adjacent land owner.

According to City ordinance, streets and/or alley vacations shall be reviewed by the Planning Commission with a recommendation to the City Council.

### **RECOMMENDATION**

1. Approval of the alley vacation.
2. Continue the application due to issues raised at the public hearing.

#### **Applicant:**

Lloyd Layton  
3131 W. 3180 S.

**Discussion:** Steve Lehman presented the application. The applicant, Lloyd Layton, explained that he purchased the property in 1973 with the existing fences already built. He explained that he had no knowledge that the easement was there. Mr. Layton stated that he would like to put a detached garage in his backyard and he needs the alley vacated in order to acquire the appropriate amount of space to meet City requirements.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

**Motion:** Commissioner Fuller moved for approval

Commissioner Clayton seconded the motion.

**Roll call vote:**

|                       |     |
|-----------------------|-----|
| Commissioner Clayton  | Yes |
| Commissioner Davis    | Yes |
| Commissioner Fuller   | Yes |
| Commissioner Matheson | Yes |
| Chairman Woodruff     | Yes |

**Unanimous – SV-6-2008– Approved**